

Chick-Fil-A @ SLW

HD PSL Realty, LLC

Variance

Project No. P23-130

Planning and Zoning Board Meeting

Cody Sisk, Planner II

November 7, 2023



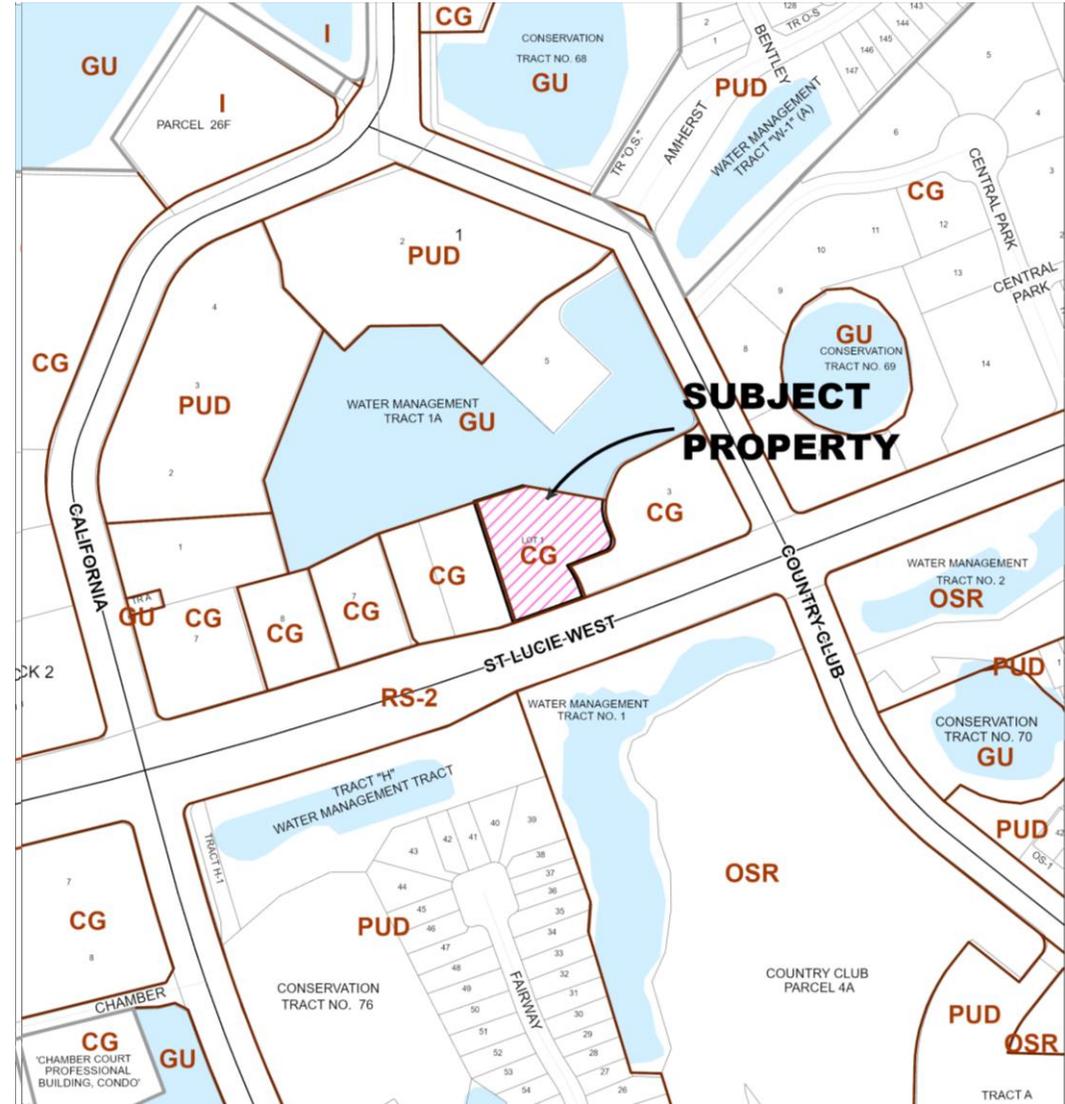
Request Summary

- Owner/Applicant: HD PSL Realty, LLC
- Location: 1611 NW Saint Lucie West Blvd
- Request: A Variance to the Chick-Fil-A Restaurant use for a reduction in parking for purposes to allow for a larger drive through lane.



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Water Management Tract	CG/I	GU
South	Golf Course	OSR	OSR
East	Commercial Use	CG/I	CG
West	Commercial Use	CG/I	CG



Staff Findings & Recommendation

- The Applicant has applied for the Variance because the proposed additional drive through lane will need to remove required parking for the existing Commercial Use.
- This site has a previous approval for a Variance for a reduction of 2 parking spaces, so this use is already under parked. The variance, if granted, would result in a greater parking deficit which could impact adjacent businesses.
- Section 158.221 states that Restaurants free standing and outparcels: One (1) space per seventy-five (75) square feet of gross floor area.
- The Variance proposed is not the minimum Variance necessary for the owner to be able to use the existing commercial use. The existing commercial use is in operation now. The applicant wishes to modify the configuration of the drive through.
- The findings from the parking and queuing analysis show that the existing on-site conditions have more than the minimum required queuing spaces needed.

Staff Recommendation: Staff does not support this request for an additional parking variance (8 space parking reduction) and recommends that the Planning and Zoning Board deny the request.





Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table